

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: July 20, 2017

Location: City Council Chamber, 1st floor, 1300 Perdido Street, New Orleans, Louisiana.

Called to order: 1:00 p.m.

Adjourned: 4:00 p.m.

Commissioners present: Greg Hackenberg, Ed deMontluzin, Rosalind Peychaud, Renee Lapeyrolerie, Carling Dinkler, John Deveney, Heather Szapary, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Tony French

Commissioners arriving after beginning of the meeting:

Commissioners absent: Andrew P. Sanchez, H.V. Nagendra, Anne Redd, Jesse Le Blanc

I. Minutes of the June 15, 2017 meeting.

Motion: Approve the Minutes.

By: Ed deMontluzin

Seconded: Calvin Alexander

Result: Passed

In favor: Greg Hackenberg, Rosalind Peychaud, Renee Lapeyrolerie, Carling Dinkler, John Deveney, Heather Szapary, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Tony French, Ed deMontluzin

Opposed:

Comments

II. Election of Officers and ARC members

Motion: Defer the Election of Officers and ARC Members to the August meeting.

By: John Deveney

Second: Calvin Alexander

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Rosalind Peychaud, Renee Lapeyrolerie, Carling Dinkler, Heather Szapary, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Tony French, John Deveney

Opposed:

Comments:

III. Nomination of 719 Carrollton Ave. as a landmark.

Motion: Defer the nomination until such time that the Act of Sale has occurred.

By: John Deveney

Second: Tony French

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Rosalind Peychaud, Renee Lapeyrolerie, Carling Dinkler, Heather Szapary, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Tony French, John Deveney

Opposed:

Comments:

IV. Nomination of 2525 Lafitte Ave. as a landmark.

Motion: Approve the Designation

Speakers: Karen Ocke, Carol Gniady, Erin Holmes, and Stephen Chaovin, spoke in approval of the designation.

By: Tony French

Second: John Deveney, Jeanne Nathan

Result: Passed

In Favor:

Opposed:

Comments:

V. Consent Agenda

Motion: Approve the Consent Agenda.

By: Heather Szapary

Second: Calvin Alexander

Result: Passed

In favor: Greg Hackenberg, Ed deMontluzin, Rosalind Peychaud, Renee Lapeyrolerie, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Tony French, Heather Szapary

Opposed:

Comments:

- A. 930 Louisa St: Bywater Historic District, Full Control: Alexander Adamick, applicant; Frankenheimer Credit Shelter Trust, owner; Structural renovation of existing single-family residence and existing accessory structure, including new dormers and balcony.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-17283-HDLC>
- B. 313 Morgan St: Algiers Point Historic District, Full Control: Troy Verrett, applicant; Beverly E Duncan, owner; Construction of two-story rear addition, new balcony at front facade, and detached accessory structure.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-18416-HDLC>
- C. 1118 Congress St: Bywater Historic District, Full Control: Charles Berg, applicant; Ndh Properties, LLC, owner; Renovation of and addition to existing one-story residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-19404-HDLC>
- D. 1838 S Carrollton Ave: Carrollton Avenue Historic District, Full Control: Charles G III Kunz, applicant/owner; Construct 600SF accessory structure.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-21248-HDLC>
- E. 1012 Brooklyn Ave: Landmark, Full Control: Robert Pell, applicant; Danielle Verderosa, owner; Renovation of Landmark building, including construction of new rear porch, new condenser platform, and installation of two new gable windows at rear.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-21372-HDLC>
- F. 616 Lizardi St: Holy Cross Historic District, Full Control: Peter Waring, applicant; Gene W Benda, owner; New construction of a two-story single family residence.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-21552-HDLC>
- G. 2270 St Claude Ave: Marigny Historic District, Full Control: Loretta Katherine Harmon, applicant; 1024 Mandeville LLC, owner; Renovation of existing two-story vacant commercial building to mixed-use development to include new gallery and the restoration of existing Victorian shotgun.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-21611-HDLC>
- H. 2123 Constance St: Lower Garden Historic District, Full Control: Seth Hawley, Mark Schroeder, applicant; Mario E Venegas, owner; New construction of two story, single family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-21618-HDLC>
- I. 5327 Royal St: Holy Cross Historic District, Full Control: Andrew Stephens, applicant; Dianne W Adams, owner; New construction of two-story single-family residential building on two(2) vacant lots.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-21637-HDLC>
- J. 4510 St Claude Ave: Bywater Historic District, Full Control: Katawan Fletcher, applicant; Katawan V Fletcher, owner; Renovate existing one-story residential building, including two-story camelback addition at rear.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-21838-HDLC>

VI. Old Business Work Application

A. 2400 St. Charles Ave.

Application: John C. Williams, applicant; Joseph G Jr Landrieu, owner; Enlarge 4th floor conditioned space of previously approved 24,400 sq.ft. multi-story, multi-family residential building.

Motion: Defer application for sixty days.

By: Ed deMontluzin

Second:

Comments: Motion died for lack of a second

Motion: Defer action on this application for thirty days at the applicant's request.

By: Renee Lapeyrolerie

Second: Jeanne Nathan

Result: Passed

In Favor: Greg Hackenberg, Rosalind Peychaud, Carling Dinkler, John Deveney, Heather Szapary, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Tony French, Renee Lapeyrolerie

Opposed: Ed deMontluzin

Comments:

B. 2257 Bayou Rd.

Comments: This item was withdrawn

VII. New Business Work Application

A. 1138 Josephine St.

Comments: This item was withdrawn

B. 1013 Ninth St.

Application: James Brown, applicant; Leola Christy, owner; Demolition of one story residential building and new construction of two story, single family, residential building.

Motion: Grant conceptual approval with the details to be worked out at the ARC level.

By: Tony French

Second: Jeanne Nathan

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Rosalind Peychaud, Renee Lapeyrolerie, Carling Dinkler, John Deveney, Heather Szapary, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Tony French

Opposed:

Comments:

C. 1821 Sophie Wright

Application: Brian Mackel, applicant; William R Powe, owner; Replace existing slate roof with a new asphalt shingle roof.

Motion: Approve the removal of the existing deteriorated slate shingles and replacement with new asphalt shingles.

By: Heather Szapary

Second: Carling Dinkler

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Rosalind Peychaud, Renee Lapeyrolerie, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Tony French, Heather Szapary

Opposed:

VIII. Old Business Demolition Applications

A. 717 Teche

Application: Jerry Moore DBA J L Moore Construction, applicant; David B Kaufman, owner; Demolition of remaining front portion of one-story residential building.

Motion: Deny the application for demolition as redevelopment plans have not been submitted.

By: Tony French

Second: Ed deMontluzin

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Rosalind Peychaud, Renee Lapeyrolerie, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Heather Szapary, Tony French

Opposed:

Comments:

At this time John Deveney left the room.

B. 1817 Hollygrove St.

Application: Roshan Desai, applicant; Ctn Holdings, LLC, owner; Demolish existing one- story, single-family residential building.

Motion: Approve the application for demolition.

By: Rosalind Peychaud

Second: Calvin Alexander

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, Carling Dinkler, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Heather Szapary, Tony French, Rosalind Peychaud

Opposed:

Comments:

At this time John Deveney returned.

IX. New Business Demolition Applications

A. 3919 Marais St.

Application: Mark Morice, applicant; Treymark Properties LLC, owner; Demolition of one-story residential building.

Speakers: Charles Clark and Elizabeth Mitchell spoke in support of the demolition

Motion: Approve the application for demolition, provided that redevelopment plans are first submitted to and approved by the Architectural Review Committee.

By: Tony French

Second: Ed deMontluzin

Result: Passed

In favor: Greg Hackenberg, Ed deMontluzin, Renee Lapeyrolerie, Carling Dinkler, Jennifer Greene, Jeanne Nathan, Heather Szapary, Tony French

Opposed: Calvin Alexander, Rosalind Peychaud, John Deveney

Comments:

- B. 917 Hillary St.
Comments: This item was withdrawn
- C. 1425 Laharpe St.
Comments: This item was withdrawn
- D. 2616 St. Philip St.
Application: Code Enforcement City of New Orleans, applicant; Rodney James, owner; Demolition of multi-family residential building.
Motion: Approve the application for demolition.
By: Renee Lapeyrolerie
Second: Tony French
Result: Passed
In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Calvin Alexander, Heather Szapary, Tony French, Renee Lapeyrolerie
Opposed: Rosalind Peychaud
Comments:
- E. 828 Flood St.
Application: Code Enforcement City of New Orleans, applicant; Linda Cabral, owner; Demolition of single-family residential building.
Motion: Approve the application for demolition.
By: Calvin Alexander
Second: Tony French
Result: Passed
In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Renee Lapeyrolerie, Heather Szapary, Tony French, Calvin Alexander
Opposed: Rosalind Peychaud
Comments:
- F. 5717 Dauphine St.
Application: Code Enforcement City of New Orleans, applicant; Kenneth Thomas, owner; Demolition of single-family residential building.
Motion: Approve the application for demolition.
By: Calvin Alexander
Second: Tony French
Result: Passed
In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Renee Lapeyrolerie, Heather Szapary, Tony French, Calvin Alexander, Rosalind Peychaud
Opposed:
Comments:

G. 1705-07 Louisa St.

Application: Elvis F Cork, applicant; Andrea Adrian, owner; Demolition of two-story residential building.
Motion: Approve the application for demolition, provided the lot is fenced with an HDLC-compliant 7'-0" high, capped, vertical board wood fence. If a building is constructed on the lot in future, any portions of the fence beyond the front wall of the house must be removed.

By: Tony French

Second: Carling Dinkler

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Renee Lapeyrolerie, Heather Szapary, Calvin Alexander, Rosalind Peychaud, Tony French

Opposed:

Comments:

H. 4320 Laurel St.

Application: Dent Hunter, applicant; Roy J Jr Herbert, owner; Demolition (constructive removal) of existing one-story residential building per scope of structural renovation.\

Speakers: Erin Holmes spoke in opposition to the demolition. Tom Capella spoke in favor of the demolition.

Motion: Deny the application for demolition. The Commission agreed that the current proposal illustrates a constructive demolition of the structure. They requested the plans be modified to show more of the existing structure be retained.

By: Rosalind Peychaud

Second: John Deveney

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Renee Lapeyrolerie, Heather Szapary, Tony French, Calvin Alexander, Rosalind Peychaud

Opposed:

Comments:

I. 301 Henry Clay

Application: Katie Minor, applicant; Brice J Abadie, owner; Demolition of one-story, two-family residential building

Speakers: Katie Minor spoke in approval of the demolition. Erin Holmes and Greg Sonnier spoke in opposition to the demolition.

Motion: Deny the application for demolition.

By: Renee Lapeyrolerie

Second: Jennifer Greene

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Heather Szapary, Tony French, Rosalind Peychaud, Calvin Alexander, Renee Lapeyrolerie

Opposed:

Comments:

X. Old Business Retention Applications

A. 1933 Sophie Wright Pl

Application: Sarah Killen, applicant; Desire D LLC, owner; Retention of mural installed at front elevation without a CofA.

Motion: Approve the application for retention.

By: Rosalind Peychaud

Second:

Result: Motion died for lack of a second

Motion: Deny the application for the retention of existing mural installed at the front façade, but allow the applicant 90 days to get into compliance.

By: John Deveney

In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer GreeneHeather Szapary, Tony French, Rosalind Peychaud, Calvin Alexander, John Deveney

Opposed: Jeanne Nathan

Comments:

B. 618 Harmony St.

Application: : IT M F Hotel Properties LLC, applicant/owner; Retention of multiple deviations from approved plans and working without a CofA.

Motion: Defer action on this application until the next Commission meeting so that you may attend the meeting. Please contact me to coordinate a meeting to go over the existing violation list prior to the next meeting.

By: Renee Lapeyrolerie

Second: Calvin Alexander

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Heather Szapary, Calvin Alexander, Rosalind Peychaud, Tony French, Renee Lapeyrolerie

Opposed:

Comments:

At this time Rosalind Peychaud left the meeting.

XI. New Business Retention Applications

A. 416-18 Olivier St.

Application: Stephen J Ellis, applicant/owner; Retention of inappropriate railings installed at side deck.
Motion: Defer action on this application until the next Commission meeting, so that the applicant can meet with staff on-site to determine if there are modifications that can be made to bring the existing railings into compliance.

By: Heather Szapary

Second: Tony French

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Tony French, Calvin Alexander, Heather Szapary

Opposed:

Comments:

B. 914 N Roman St.

Application: Gutters Tech La LLC, applicant/owner; Retention of Demolition of Single Family Residential building.

Motion: Approve the application for demolition after the fact and levy a fine of \$5,000.00.

By: Renee Lapeyrolerie

Second: Jennifer Greene

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Heather Szapary, Tony French, Calvin Alexander, Renee Lapeyrolerie

Opposed:

Comments:

C. 3250 Laurel St.

Application: Jonathan Drennan, applicant; Wwyd LLC, owner; Retention of hardi trim installed as window and door trim, fascia, soffit and cornerboards in deviation of approved plans.

Motion: Deny the application for retention of Hardi board used as a replacement material for wood in deviation of approved plans. The Commission agreed that hardi board was not an appropriate replacement material for renovations of existing contributing buildings.

By: Tony French

Second: Ed deMontluzin

Result: Passed

In Favor: Greg Hackenberg, Ed deMontluzin, Carling Dinkler, John Deveney, Jennifer Greene, Jeanne Nathan, Heather Szapary, Tony French, Calvin Alexander, Tony French

Opposed:

Comments:

XII. HDLC Reports and Communications

